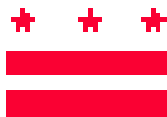


affordable housing

Production Report

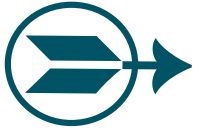


explore your opportunities



Government of the District of Columbia
Anthony A. Williams, Mayor

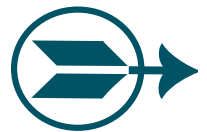
Office of the Deputy Mayor for Planning and Economic Development
Eric W. Price, Deputy Mayor for Planning and Economic Development



over

12,000 units
of affordable housing

transforming
neighborhoods



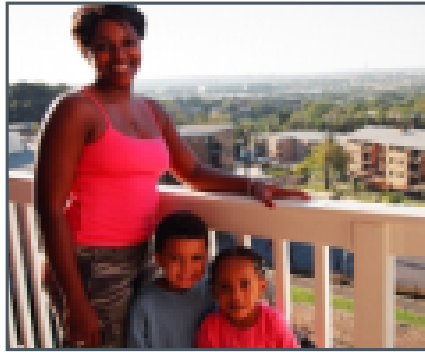
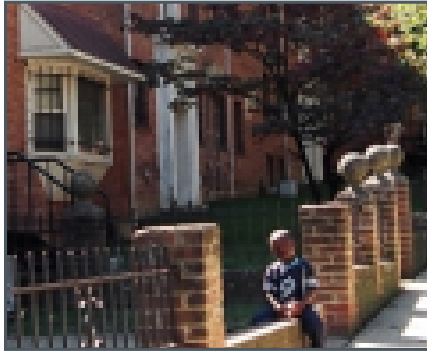


explore

the opportunities



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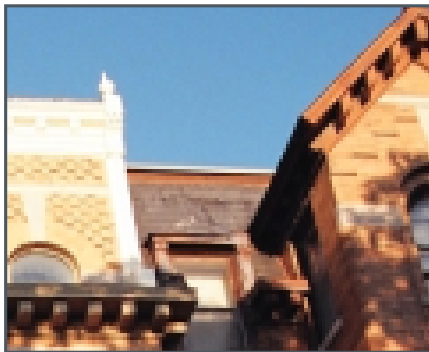


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use this report as your starting point  to

explore

the opportunities



report

Since FY1999, District government housing agencies have financed over 12,000 units of affordable housing in Washington, D.C. We know that quality, affordable housing can be difficult to find. That's why each year more units are being built or renovated, transforming neighborhoods and providing more housing options for District residents.

This report provides information on the projects that have been financed by the Department of Housing and Community Development (DHCD), the District of Columbia Housing Finance Agency (HFA) and the District of Columbia Housing Authority (DCHA). The Office of the Deputy Mayor for Planning and Economic Development updates the housing production pipeline report on a quarterly basis on its website: www.dcbiz.dc.gov.

We invite you to use this report as a starting point to explore various affordable housing developments. We also encourage you to expand your housing search beyond the city's more familiar neighborhoods. Take a ride along Mississippi Avenue, SE, for example -- we think you'll like what you see. With the investments being made by the District government and the nonprofit and the private sectors, many lesser known neighborhoods -- particularly East of the River -- are hidden treasures being discovered by more people everyday.

Housing agencies

DHCD

801 North Capitol Street, NE –8th Floor
202.442.7200
www.dhcd.dc.gov

The Department of Housing and Community Development (DHCD) facilitates the production and preservation of housing, community, and economic development opportunities. DHCD fosters partnerships with for-profit and non-profit organizations to:

- Create and maintain stable neighborhoods
- Retain and expand the city's tax base
- Promote economic opportunities through community empowerment
- Retain and create job and business opportunities for the benefit of Washington, DC, residents

DHCD's major priorities are to increase homeownership opportunities and expand economic development efforts throughout the city. Many of the department's development programs incorporate other city and private resources to have a greater impact on stabilizing neighborhoods.

In housing, DHCD offers financial assistance to low and moderate-income residents, supports efforts to maintain affordable housing opportunities, and promotes the purchase and renovation of aging and abandoned houses. The department's economic development activities generate new business opportunities that create jobs and give residents easy access to quality retail products and services.

Housing Finance Agency

815 Florida Avenue, NW
202.777.1600
www.dchfa.org

The District of Columbia Housing Finance Agency (HFA) was established in 1979 to stimulate and expand homeownership and rental housing opportunities in Washington, DC. We accomplish our mission by issuing tax-exempt Mortgage Revenue Bonds that both lower the cost of financing single-family housing and the costs of acquiring and constructing rental housing. We embrace our responsibility, with conviction, and pledge our best efforts to serve as the City's champion for homeownership, and to act as the principal catalyst for neighborhood investment.

DC Housing Authority

1133 North Capitol Street, NE
202.535.1000
www.dchousing.org

The District of Columbia Housing Authority (DCHA) is dedicated to enhancing the quality of life in the District of Columbia by providing and effectively managing affordable housing which is diverse, well maintained, and aesthetically pleasing for those whose circumstances prevent them from competing in the general marketplace.

The District of Columbia Housing Authority seeks to achieve the highest and best use of that housing for people of low and moderate income through the promotion of economic development and self-sufficiency opportunities and the facilitation of other supportive services.

explore



programs

Programs for Individuals

First-Time Homebuyer Tax Credit

First-time homeowners who purchase a home in the District may qualify for up to \$5,000 in federal tax credits.

Federal, apply with income taxes.

Smart Commute

Homebuyers who purchase a home within a half-mile of a rail station or a quarter-mile of a bus stop qualify for mortgage assistance and Metro transit discounts.

Fannie Mae, 800-732-6643

203K Homeownership Loan Program

Provides competitive mortgage loans to individuals looking to finance the purchase and renovation of 1 to 4 unit multi-family dwellings.

DCHFA

Distressed Properties Improvement Program (DPIP)

Provides tax relief and other financial incentives (e.g.: deferral or amnesty for delinquent property tax liens and water/ sewer fees) to occupied rental properties where the owners are willing to make property repairs and retain lower income occupancy as authorized in Sections 804 and 805 of the Rental Housing Act of 1985.

DHCD

Home Purchase Assistance Program (HPAP)

Provides financial assistance in the form of interest-free and low interest loans to qualified District residents to enable them to purchase houses, condominiums, or cooperative apartments. Qualified households are eligible for loans to meet down payment and closing cost requirements. The amount of the loan is based on three qualifications: income, household size, and assets on-hand. Each applicant must commit toward the purchase price. Loans provided are subordinate to private first trust mortgages.

DHCD

D.C. Employer-Assisted Housing Program

Provides up to \$11,500 in grants and deferred loans of to employees of the District of Columbia Government who are first-time homebuyers in the District.

DHCD

D.C. Metropolitan Police Housing Assistance Program

Provides financial incentives to District of Columbia police officers that purchase homes in the District.

DHCD

Homestead Housing Preservation Program

Takes possession of tax delinquent real property (and, occasionally, DHCD foreclosures) and sells them to first-time homebuyers for as little as \$250 per unit. In exchange, the homebuyer commits to enroll in and complete a home ownership-training course, renovate the property, reside in the property for a minimum of five years and return it to the real property tax rolls. Low- and moderate-income participants receive a \$10,000 deferred mortgage to assist them with gap financing.

DHCD

Senior Citizen Home Repair and Improvement Program (SCHRIP)

Provides low cost loans/grants to elderly homeowners to make emergency home repairs needed to correct deficiencies that are a threat to their health and safety.

DHCD

Roofing Assistance Program

Provides low cost loans/grants to elderly homeowners to make roofing repairs to correct deficiencies that threaten health and safety.

DHCD

Right Purchase Assistance Program

Provides direct short-term and permanent financing loans to low-and moderate-income individuals and tenant groups to exercise their rights under the District's First Right to Purchase law. Loans may be used as earnest money deposits, actual purchase of property, interim rehabilitation financing, operating costs, or "soft costs" such as legal, architectural, engineering and other technical services related to the purchase of such properties. First Right Purchase loans may be converted or used to provide permanent financing for cooperative purchasers, where required to make a project financially feasible. Properties may be located anywhere in the City. In addition, the program provides funds for application review, tenant certification, and related program administration activities.

DHCD

Housing Assistance programs

Programs for Developers and Community Groups

Multi-Family Housing Rehabilitation Loan Program

Source of low-cost interim construction financing and permanent financing for the rehabilitation of residential property containing five (5) or more units. The principal objective of the program is to stimulate and leverage private investment and financing in the rehabilitation of multi-family housing, which is affordable to lower income residents. The program can assist either rental housing or lower income cooperative housing.

DHCD

Housing Production Trust Fund

Provides financial assistance to non-profit and for-profit developers for the planning and production of low- to moderate-income housing and related facilities. Operating as a revolving fund, the program assists a wide range of housing activities dealing with all aspects of production and preservation, finance and pre-development expenses. Assistance may include acquisition, construction, rehabilitation, adaptive reuse, and childcare facilities in housing and other costs related to production of rental or homeownership units.

DHCD

Housing Finance For Elderly, Dependent and Disabled (HoFEDD)

Provides financing to private for-profit and non-profit applicants to develop housing, including community-based residential facilities, for households with special housing needs, including the elderly, disabled, homeless and individuals undergoing treatment for substance abuse. DHCD provides the acquisition and rehabilitation assistance in the form of deferred or amortized loans to qualified organizations for eligible activities.

DHCD

Low Income Housing Tax Credit Program:

Provides federal income tax credits to developers of new or rehabilitated rental housing for the additional production of housing affordable to low- and moderate-income persons.

DHCD

Apartment Improvement Program (AIP)

Provides technical assistance to owners of rental housing to develop improvement plans involving owners, renters and financial institutions in a cooperative effort to upgrade rental housing.

DHCD

Construction Assistance Program

Provides assistance for a variety of site development activities supporting the construction of residential, commercial and industrial projects. The principal objective of the program is to stimulate and leverage private investment in the construction of new housing units affordable to low-income residents.

DHCD

Community Land Acquisition Program

Provides assistance to non-profit land trusts to acquire land and buildings for development of low and moderate-income housing. Title to the property is retained by the non-profit trust with provisions for permanent dedication for use as low and moderate-income housing.

DHCD

Home Ownership Developers Incentive Fund (HoDIF):

Provides grants to Community Development Corporations (CDCs) and other non-profit development entities to help lower the sales price of units developed by non-profits so units become affordable to low- and moderate-income purchasers.

DHCD

Single-Family Residential Rehabilitation Program

Source of low-cost financing for the renovation of 1-4 unit residential housing either owner-occupied or investor-owned and located primarily in designated Community Development Areas and Enterprise Communities within the District of Columbia. The program provides low-interest, amortized loans for up to 20 years and no-interest deferred loans, depending on the financial circumstances of the borrower and the amount of renovation required to correct code deficiencies.

DHCD

Handicapped Access Improvements Program

Funded as part of the Single Family Rehabilitation Program, provides assistance to install improvements necessary to provide barrier free-living environments in housing occupied by persons with physical disabilities.

DHCD

** Could be for individuals as well.

Community-Based Services

Program supports non-profit community based organizations (CBOs) by providing comprehensive housing counseling services to low and moderate income households in the District, including assistance in applying for a variety of DHCD assistance programs.

DHCD

Tenant Purchase Technical Assistance Program

Provides technical service assistance to non-profit organizations that provide legal counseling, loan packaging and other technical services to low- and moderate-income tenant groups desiring to purchase their existing housing units and convert them to tenant-owned cooperatives and condominiums. The program also provides housing management assistance to recently formed low- and moderate-income cooperatives and condominium associations.

DHCD

programs

Walk-In Assistance

Walk - in Wednesdays Homeownership Workshop

Homebuying workshop held every Wednesday at 10 a.m. at the Home Resource Center (815 Florida Avenue, NW). This free workshop teaches potential homebuyers each step of the purchasing process, from how to obtain a mortgage loan to settlement. DCHFA

Spanish Walk - in Thursday Workshop

Homeownership workshop conducted in Spanish held the third-Thursday of each month at 10:30 a.m. at the Home Resource Center (815 Florida Avenue, NW). This free workshop will teach potential homebuyers each step of the purchasing process from how to obtain a mortgage loan to settlement. DCHFA

Workshops and Seminars

Brown Bag Friday Homeownership Workshop

A workshop on the homebuying process every Friday at 11:30 a.m. at the Home Resource Center (815 Florida Avenue, NW). With the assistance of the Washington Real Estate Brokers Association, the Home Resource Center offers a free workshop to help potential homebuyers through each step of the purchasing process, from how to obtain a mortgage loan to settlement. DCHFA

Credit Chat Room Seminar

A 30-minute seminar for young adults (17 and 18 years) designed to teach them basic information on credit, how it is used, how to avoid pitfalls and fix credit problems. School officials and other youth organization representatives may call (202) 777-1660 to schedule a free seminar. DCHFA

affordability

US Department of Housing & Urban Development

Index

Family Income by Family Size

Family Size	1	2	3	4	5
% of AMI					
100%	58,833	67,167	75,667	84,000	90,667
80%	47,067	53,733	60,533	68,480	72,533
60%	35,300	40,300	45,400	51,360	54,440
50%	29,400	33,600	37,800	42,000	45,350
40%	23,533	26,867	30,267	33,600	36,267
30%	17,650	20,150	22,700	25,200	27,200

How to read this chart

To finance affordable housing, the District government uses a variety funding sources. Each funding source has its own requirements. For example, federal community development block grant (CDBG) can be used to subsidize units for families who earn up to 80% of the area's median income (AMI). Federal HOME funds can only be used to subsidize units for families who earn up to 60% of AMI. The goal of federal housing policy is to create mixed-income residential developments, which are affordable to a range of incomes.

For example, the Montana Terrace development, financed in FY 2001, contains 93 units. 31 of the units are affordable to families earning 30% of area median income or less (\$23,500/year for a family of three); 16 units are affordable to families earning up to 40% of area median income (up to \$30,267/year for a family of three); 16 units are affordable to families earning up to 50% of area median income (up to \$37,800/year for a family of three); 15 units are affordable for families earning up to 60% of area median income (up to \$45,400/year for a family of three); and 15 units are affordable to families earning up to 80% of area median income (up to \$60,533/year for a family of three).

District of Columbia Housing Pipeline

report

DHCD ■ DCHA ■ HFA

FY 1999 Projects

					Affordability					
Project Name	Address	Ward	Owner/Developer	Units	30%	40%	50%	60%	80%	Market
1429 Girard Street	1429 Girard Street, NW	1	Development Corp. of Columbia Hgts.	19					19	
Walbraff Apartments	3025 15th Street, NW	1	PIC	28			28			
Edgewood 2	611 Edgewood Terrace, NE	5	C.P.D.C.	202	89		111			
Augusta/Louisa Apartments	216 New York Ave- 1151 New Jersey Ave, NW	6	Northwest Church Family a Network	30	30					
Douglas Townhomes	910 10th St., NE	6	H Street CDC	10					10	
Ellen Wilson	7th & G Streets	6	DCHA	147	33	21	20	23	23	27
Banneker Place Apts.	410-411 Ridge Road, SE	7	Dupont Park Apartments Joint Venture	348				348		
Chaplin Wood Townhomes	4800 Texas Ave., SE	7	Manna & Marshall Heights	22					22	
Garfield Park	2850-52 23rd St., SE	8	Triad/Patriot Group	94		94				
Hillsdale Heights Townhouses Phase III	Howard, Stanton and Pomeroy Roads, SE	8	East of the River CDC	56				28		28
Rockburn Estates	Jasper St. & Shipley Terr.	8	Patriot Group/Clark	228		224				4
Peak Pool (4 Projects)	Various Sites	1,4,5	Peak Development	376	24	352				
Subtotal FY 1999 Projects				1,560	176	691	159	399	74	59

District of Columbia Housing Pipeline

report

DHCD ■ DCHA ■ HFA

FY 2000 Projects

					Affordability					
Project Name	Address	Ward	Owner/Developer	Units	30%	40%	50%	60%	80%	Market
Haven House Cooperative	1477 Newton Street, NW	1	Haven House Coop Association, Inc.	29	14	15				
Aspen Court	6650-76 Ga. Ave., NW	4	Peak Development	105		15	90			
636 12th Street, NE Cooperative	636 12th Street, NE	6	636 Cooperative Association	16		16				
Ft. Chapin	4219 East Capitol, NE	7	Edmundson & Gallagher	549		263	286			
Agape Apartments	209 Atlantic Street, SE	8	Residing in Group Housing Together	11				9	2	
Barnaby Manor	Chesapeake Rd., SE	8	Crawford-Edgewood	124		124				
Congress Park I	1327 Savannah St., SE	8	Mid-City Urban, LLC	163		72	91			
Friendship Court	Livingston Road, SE	8	CIH Homes	136		136				
Stanton Glenn	3098 Stanton Road, SE	8	Kisha/Castle Development	378		96	276			6
Washington View Condos	2601-2619 Douglas Road, SE	8	East of River CDC/ BOA	77				63	14	
Wheeler Creek	901 Varney Street, SE	8	A&R/ESIC/DCHA/WCDC	314	56	56	57	36	109	
Subtotal FY 2000 Projects				1,902	70	793	800	108	125	6

District of Columbia Housing Pipeline

report

DHCD ■ DCHA ■ HFA

FY 2001 Projects

Affordability										
Project Name	Address	Ward	Owner/Developer	Units	30%	40%	50%	60%	80%	Market
Clifton Terrace	14th & Clifton St., NW	1	CPDC/Michaels Devel.	152		152				
Meridian Manor	1424 Chapin Street, NW	1	Meridian Manor Chapin Street LLP	34	34					
Frontiers	148 S Street, NW	2	DCHA	54	6	15	15	9	9	
Partner Arms II	4506 Georgia Avenue ,NW	4	Transitional Housing Corporation	13	13					
Rittenhouse	Rittenhouse Street @ Georgia	4	PIC	17				17		
Edgewood 4	635 Edgewood Terrace, NE	5	Edgewood IV Preservation Corporation	258	103				155	
Montana Terrace	1625 Montana Ave, NE	5	DCHA	93	31	16	16	15	15	
Riley Cheeks House	1208 Everts Street, NE	5	Safe Haven Outreach	13	13					
Carver Terrace	900 21st St., NE	5	Telesis Corp./Carver Terrace LP	312		240	72			
Syphax School	1360 Half Street, SW	6	Manna	41			13	15	4	9
Huntwood Apartments	5000-5018 Hunt St., NE	7	Huntwood LLC/Triad Housing	214		214				
The Courts at Pennsylvania Ave.	2525 Minnsota Avenue, SE	7	2525 Minnesota Avenue LLC	9					9	
Capitol View Townhouses	5901 East Capitol Street, SE	8	DCHA	90	90					
Douglass Knolls	22nd St.&Savannah, SE	8	NPCDC	182		182				
Elmwood South Condos	1- 128 Danbury Street, SW	8	Elmwood South Condos	34					34	
Henson Ridge	2001 Stanton Road, SE	8	DCHA	600	230		120		140	110
Homes at Woodmont (Rental)	Good Hope Rd. & 24th St., SE	8	K.S.I.	176			176			
Livingston Manor	Livingston Road, SE	8	W.C.Smith	130				130		
Monterrey Park	Mississippi Ave. & 7th St., SE	8	TSC / Joy	56						56
Parkway Overlook West (100% Sec 8)	2701 Robinson Place, SE	8	NHT/Enterprise Preservation	266		229	37			
Savannah Ridge	2220-2245 Savannah Ter., SE	8	W.C.Smith	190		124	66			
Communities Group/ Regency Devel. (pool)	Various Sites	6,7	Regency Development	202		202				
Safe Haven	2352, 2356 & 2360 High St., SE & 4000 D St. SE	7,8	Safe Haven Outreach	48	48					
Scattered Site Homeownership	Various Sites		CDC's	123	49	19	19	18	18	
Section 8 Project-Based Multicultural Coop	Various Sites		DCHA	46	46					
Subtotal FY 2001 Projects				3,353	663	1,393	534	204	384	175

District of Columbia Housing Pipeline

report

DHCD ■ DCHA ■ HFA

FY 2002 Projects

					Affordability					
Project Name	Address	Ward	Owner/Developer	Units	30%	40%	50%	60%	80%	Market
1327 Kenyon Street, NW Cooperative	1327 Kenyon Street, NW	1	New Columbia Land Trust	12				12		
1438 Columbia Road NW	1438 Columbia Road, NW	1	Mi Casa	15			15			
1440 Columbia Road NW	1440 Columbia Road, NW	1	Mi Casa	17		17				
1611 Park Rd	1611 Park Road, NW	1	Victory Housing	31	13			18		
Columbia Heights Village (100% Sec. 8)	2900 14th Street, NW	1	Clark Realty Capital	406				406		
DCCH Pool - Chapin St. (100% Sec. 8)	1474 Chapin Street, NW	1	DCCH	15			15			
DCCH Pool - Euclid St. (100% Sec. 8)	1030-34 Euclid Street, NW	1	DCCH	17			15	2		
Euclid Street NW Lofts	1368 Euclid Street, NW	1	1368 Euclid Street, LP	77				77		
Faircliff Plaza East	14th Street, NW	1	Eagle Point Enterprises, LLC	80				80		
Fairmont Square	1225 Fairmount Street, NW	1	Dev. Corp. of Columbia Hgts.	9				9		
Golden Rule	1000 New Jersey Avenue, NW	1	Bibleway Church	119			107	12		
Trinity Towers	3023 14th Street, NW	1	The Community Partners	122			29	93		
Warder Totten House	2633 16th Street, NW	1	Totten Tower, LP	100	89				20	
5320 8th Street NW	5320 8th Street, NW	4	BHI International	36				36		
5401-5407 9th Street NW	5401-5407 9th Street, NW	4	BHI International	34				34		
Brightwood Manor Tenant Association	939 Longfellow Street, NW	4	Brightwood Manor Tenant Assoc.	39				39		
Edgewood 3	611 Edgewood Terrace, NE	5	C.P.D.C.	292	89		111			
Dupont Commons (Ft Dupont Nehemiah)	B Street & Ridge Road, SE	7	W.I.N./Enterprise Ft. Dupont	147	20		107		20	
George Washington Carver	4700-4900 Blocks of	7	Tenants Association East Capitol St., NE	176			176			
El Presidente Tenant Association	4715 4721 Texas Avenue, SE	7	El Presidente Tenant Association	27				27		
Chesapeake Apartments	2-32 Chesapeake Street, SE	8	Triad/Patriot Group	78		78				
Good Hope House	1715 V Street, SE	8	Bethany, Inc.	8		8				
Hillsdale Housing	2311 & 2315 Elvans Road, SE	8	AEDC	2					2	
Jeffery Gardens	Barnaby Rd & 7th St, SE	8	KSI Services, Inc.	273			41	232		
Knox Apartments	2400 Hartford Street, SE	8	Triad/Patriot Group	74		74				
Trenton Park	3500-3649 6th Street, SE	8	Trenton Park Apartments, LP	259	2	257				
Walter Washington/ HUD 202 Sr. Housing	800 Southern Avenue, SE	8	HR Crawford / Edgewood Mgmt.	45				45		
Subtotal FY 2002 Projects				2,510	213		434	661		1,077

District of Columbia Housing Pipeline

report

DHCD ■ DCHA ■ HFA

FY 2003 Projects

Project Name	Address	Ward	Owner/Developer	Units	Affordability					Market
					30%	40%	50%	60%	80%	
Fairmont I & II	1400-01 Fairmont, NW	1	KSI/Tenants	205			205			
1441 Spring Road Condominium	1441 Spring Road, NW	1	Manna, Inc.	12	4		4		4	
Capitol Manor Cooperative	1436, 1440, 1444 W St., NW	1	Capitol Manor Tenants Association	102					102	
1458 Columbia Road NW Tenants	1458 Columbia Road, NW	1	Las Marias Cooperative	59				59		
Capitol Park Plaza & Twins	3rd and G, SW	6	Wilson Securities	648				422		226
Elsinore Courtyards	5330 E Street, SE; 5100 Call Place & C Street, SE	7	Elsinore Courtyard, LLC / CDC Marshall Heights	151			121	30		
St. Paul Senior Housing	114 1st Street, SE	8	St. Paul CDC	56			56			
Bolling View	401 Orange Street, SE;	8	CIH Ventures, Inc. / AEDC 2942 Second Street, SE	183		183				
Homes at Woodmont (Ownership)	2105 Good Hope Road, SE	8	IDS/Woodmont LLC	26				26		
North Capitol Plymouth Senior Apartments	5233 North Capitol Street , NE	5	North Capitol Plymouth, Inc.	69	69					
Urban Village Apartments	3401-3403 16th Street , NW	1	Urban Village Team LLC	72			26	39		7
The Wingates	4660 Martin Luther King	8	KREG, LLC Ave., S.W.	717			215	502		
Parkside Terrace Apartments	916 Pennsylvania Avenue, SE	8	CEMI-Parkside Associates Ltd Partnership	214	125	89				
Wagner-Gainsville	2422-2466 Wagner St , SE, 1811-1817 Gainsville St , SE	8	Wagner Gainsville Limited Partnership	62				62		
1728 W Street, SE	1728 W Street, SE	8	NPCDC, Inc.	17			17			
Bowling Green Apartments	2nd St., and Wilmington, SE	8	AHD, Inc.	126				126		
Subtotal FY 2003 Projects				2,719	198	272	644	1,240	132	233



Affordable

housing

1429 Girard Street

1429 Girard Street, NW



Augusta/Louisa Apartments

216 New York Ave. - 1151 New Jersey Ave., NW



Chaplin Wood Townhomes

4800 Texas Ave., SE



Walbraff Apartments

3025 15th Street, NW



Douglas Townhomes

910 10th Street, NE



Haven House Cooperative

1477 Newton Street, NW



Edgewood 2

611 Edgewood Terrace, NE



Banneker Place Apts.

410-411 Ridge Road, SE



Aspen Court

6650-76 Georgia Avenue, NW





Affordable

housing

636 12th Street, NE Cooperative

636 12th Street, NE



Friendship Court

Livingston Road, SE



Clifton Terrace

14th & Clifton Street, NW



Ft. Chaplin

4219 East Capitol, NE



Stanton Glenn

3098 Staton Road, SE



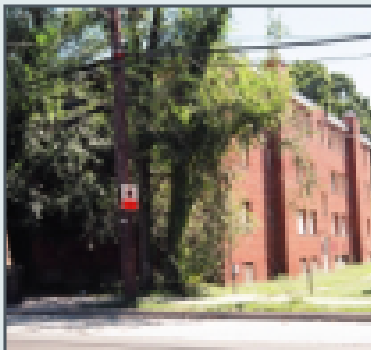
Frontiers

148S Street, NW



Agape Apartments

209 Atlantic Street, SE



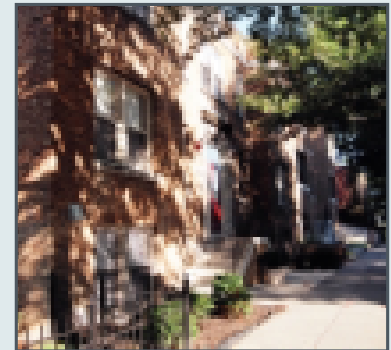
Washington View Condos

2601-2619 Douglas Road, SE



Partner Arms II

4506 Georgia Avenue, NW





Affordable

housing

Rittenhouse

Rittenhouse Street @ Georgia



Carver Terrace

900 21st Street, NE



The Courts at Pennsylvania Ave.

2525 Minnesota Ave., SE



Montana Terrace

1625 Montana Avenue, NE



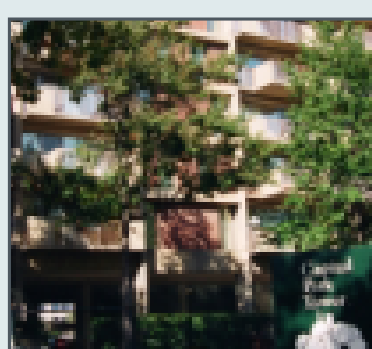
Syphax School

1360 Half Street, SW



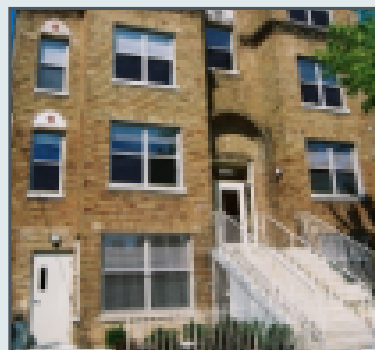
Capitol View Townhouses

5901 East Capitol Street, SE



Riley Cheeks House

1208 Evarts Street, NE



Huntwood Apartments

5000-5018 Hunt Street, NE



Elmwood South Condos

1-128 Danbury Street, SW





Affordable

housing

Henson Ridge

2001 Staton Road, SE



1327 Kenyon St., NW Cooperative

127 Kenyon Street, NW



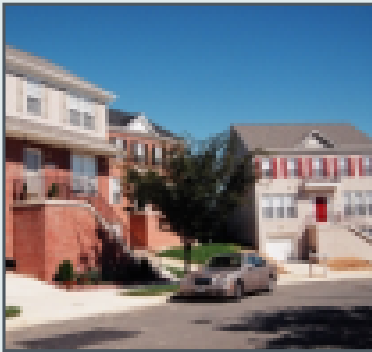
Columbia Heights Village

2900 14th Street, NW



Monterrey Park

Mississippi Avenue & 7th Street, SE



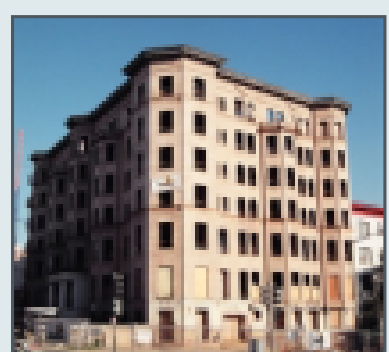
1438 Columbia Road, NW

1438 Columbia Road, NW



Euclid Street, NW Lofts

1368 Euclid Street, NW



Safe Haven

2352, 2356 & 2360 High St., SE & 4000 D St., SE



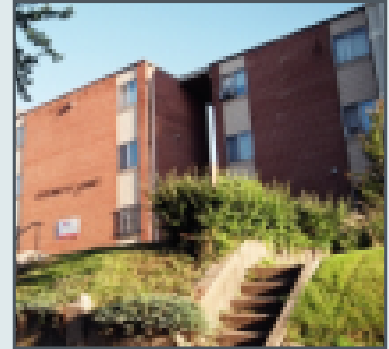
1440 Columbia Road, NW

1440 Columbia Road, NW



Fairmont Square

1225 Fairmont Street, NW





Affordable

housing

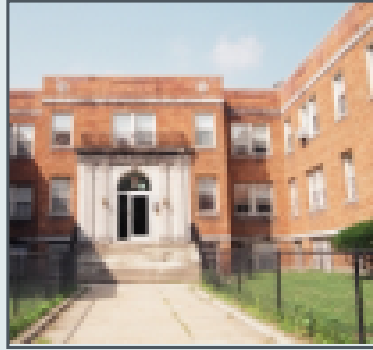
Golden Rule

1000 New Jersey Ave., NW



5320 8th Street, NW

5320 8th Street, NW



Edgewood 3

611 Edgewood Terrace, NE



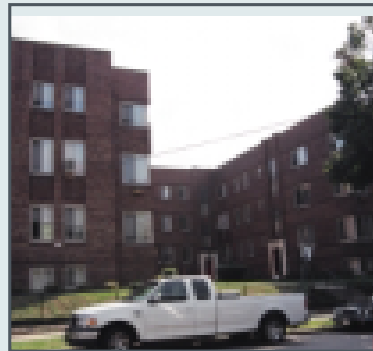
Trinity Towers

3023 14th Street, NW



5401-5407 9th Street, NW

5401-5407 9th Street, NW



Dupont Commons (Ft. Dupont Nehemiah)

B Street & Ridge Road, SE



Warder Totten House

2633 16th Street, NW



Brightwood Manor Tenant Assoc.

939 Longfellow Street, NW



George Washington Carver

4700-4900 East Capitol Street, NE





Affordable

housing

El Presidente Tenant Assoc.

4715- 4721 Texas Avenue, SE



Knox Apartments

2400 Hartford Street, SE



1441 Spring Road Condominium

1441 Spring Road, NW



Hillsdale Housing

2311 & 2315 Elvans Road, SE



Trenton Park

3500-3649 6th, SE



Elsinore Courtyards

5330 E St., SE; 5100 Call Place and C St., SE



Jeffery Gardens

Barnaby Rd & 7th Street, SE



Fairmont I & II

1400-01 Fairmont, NW



Boiling View

401 Orange St., SE; 2942 Second Street, SE





Affordable

housing

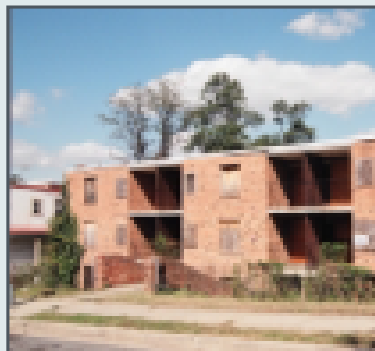
Homes at Woodmont (Ownership)

2105 Good Hope Road, SE



1728 W Street, SE

1728 W Street, SE



The Wingates

4660 Martin Luther King, SW



Bowling Green Apartments

2nd St., and Wilmington, SE



Parkside Terrace Apartments

916 Pennsylvania Avenue, SE





Government of the District of Columbia
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